

DAHLIA M. POUNDERS, ET. AL.,)	
)	
Grantors)	
)	
TO)	<u>WARRANTY DEED</u>
)	
PERCY C. POUNDERS, ET. AL.,)	
)	
Grantee)	
)	

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, We, DAHLIA M. POUNDERS, a widow, PERCY C. POUNDERS, JONES POUNDERS, JR., BOBBY G. POUNDERS, SIDNEY L. POUNDERS, DIANNE POUNDERS WHITE and BUNNIE POUNDERS HARVILLE, do hereby grant, bargain, sell, convey and warrant unto PERCY C. POUNDERS the land lying and being situated in DeSoto County, Mississippi, described as follows:

Part of the Northwest Quarter of Section 16, Township 3 South, Range 9 West, DeSoto County, Mississippi, more particularly described as follows, to-wit:

Commencing at a point commonly accepted as the Northwest corner of said quarter section; thence run South 01°27'36" East a distance of 1861.81 feet along the west line of said quarter section to a point, said point being on the east line of the William E. Gerber property as recorded in Deed Book 122 on Page 565 of the Chancery Records of said county and the Point of Beginning; thence run due East a distance of 888.50 feet to a point; thence run South 00°17'46" West a distance of 785.54 feet to a point in a fence, said point being on the north line of the Mary Miller property as recorded in Deed Book 106 on page 512 of the Chancery records of said county; thence run North 88°53'47" West a distance of 865.00 feet along said fence line to a fence corner, said point being the Northwest corner of the Ronald Miller property as recorded in Deed Book 156 on Page 229 of the Chancery records of said county and on the east line of said Gerber property; thence run North 01°27'36" West a distance of 769.12 feet along the east line of said Gerber property to the Point of Beginning and containing 15.64 acres. Bearings are based on true north as determined by solar observation.

The hereinabove described property is designated as Tract 5 on the Plat of Survey made by Danny S. Rutherford, P. E., dated May 6, 1987, a copy of which is attached hereto and made a part hereof.

The Grantor, DAHLIA M. POUNDERS, hereby retains a life interest in and to the property conveyed, and the remaining Grantors, PERCY C. POUNDERS, JONES POUNDERS, JR., BOBBY G. POUNDERS, SIDNEY L. POUNDERS, DIANNE POUNDERS WHITE and BUNNIE

POUNDERS HARVILLE, do hereby grant, bargain, sell, convey and warrant to DAHLIA M. POUNDERS a life interest in and to said property.

By way of explanation, Jones Pounders died intestate in November, 1961, and left as his sole surviving heirs at law his wife, DAHLIA M. POUNDERS, and six children, PERCY C. POUNDERS, JONES POUNDERS, JR., BOBBY G. POUNDERS, SIDNEY L. POUNDERS, DIANNE POUNDERS WHITE and BUNNIE POUNDERS HARVILLE, the grantors herein. The property herein conveyed is a part of the same land conveyed to Jones Pounders and wife, Dahlia M. Pounders, as tenants in common, by Warranty Deed dated November 20, 1944, and of record in Book 31 at page 391 of the deed records of DeSoto County, Mississippi.

The hereinabove described property is conveyed subject to road rights of way, public utility easements, zoning and subdivision regulations and health department regulations in effect in DeSoto County, Mississippi.

With the exceptions of Dahlia M. Pounders, a widow, and Jones Pounders, Jr., a single person, the above described property constitutes no part of the homestead of the Grantors.

Taxes for the year 1987 and all subsequent years will be paid by the life tenant during her lifetime and thereafter by the Grantee. Possession is given with delivery of this deed.

WITNESS OUR SIGNATURES, this the 30 day of May, 1987.

Dahlia M. Pounders
Dahlia M. Pounders

Bobby G. Pounders
Bobby G. Pounders

Percy C. Pounders
Percy C. Pounders

Sidney L. Pounders
Sidney L. Pounders

Jones Pounders Jr
Jones Pounders, Jr.

Dianne Pounders White
Dianne Pounders White

Bunnie Pounders Harville
Bunnie Pounders Harville

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STATE OF MISSISSIPPI

COUNTY OF DESOTO

This day personally came and appeared before me, DAHLIA M. POUNDERS, PERCY C. POUNDERS, JONES POUNDERS, JR., BOBBY G. POUNDERS, SIDNEY L. POUNDERS, DIANNE POUNDERS WHITE and BUNNIE POUNDERS HARVILLE, who each acknowledged that they signed and delivered the above and foregoing Warranty Deed on the date therein mentioned as their free and voluntary act and deed for the purposes therein expressed.

GIVEN under my hand and official seal of office, this the 30 day of May, 1987.

Howard L. White
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES SEPT 30, 1989

Grantors' address:
9943 Hwy. 304 W.
Hernando, MS 38632

Grantees' address:
9943 Hwy. 304 W.
Hernando, MS 38632



